SYMONDS + GREENHAM

Estate and Letting Agents









46 Bounty Drive, Hull, East Yorkshire HU7 3FN
£280,000

Symonds and Greenham are delighted to present this modern and stylish four bedroom detached home on Bounty Drive, situated within the ever popular Kingswood development. Ideally suited to families, the property is well positioned close to a range of local amenities, including Kingswood Retail Park, and offers excellent living space both inside and out.

Beautifully presented throughout, the home has been thoughtfully improved by the current owners, including the addition of a media wall, upgraded flooring and a fully converted garage, completed to regulations, now providing a versatile playroom or additional reception space.

The accommodation briefly comprises a welcoming entrance hall leading to a spacious living room, a fantastic open plan kitchen and dining area ideal for family living and entertaining, a useful utility room and a convenient ground floor WC. The converted garage offers further flexibility, perfect as a playroom, home office or snug.

To the first floor are four well proportioned bedrooms, including a primary bedroom with en suite, along with a family bathroom.

Externally, the property benefits from a lovely rear garden, ideal for relaxing or entertaining, which is currently undergoing renovation, as well as a front drive providing off street parking,

A superb family home in a sought after location, offering stylish living and versatile space, ready to move straight into.

CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band D.

DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

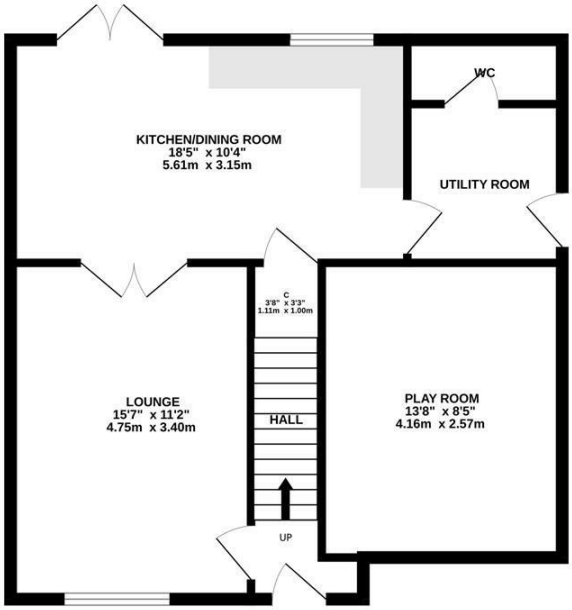
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

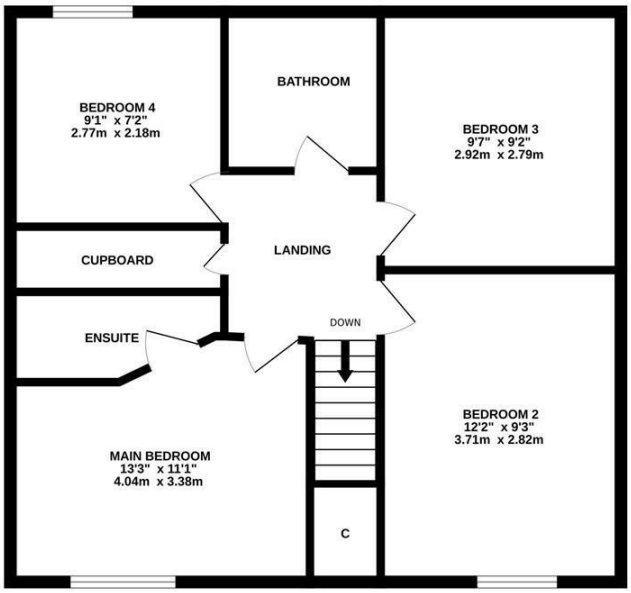
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

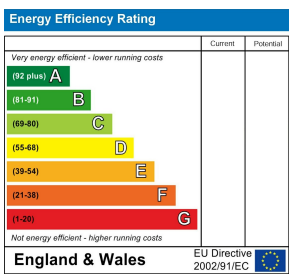
GROUND FLOOR

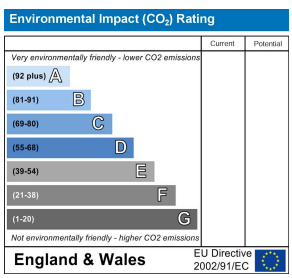


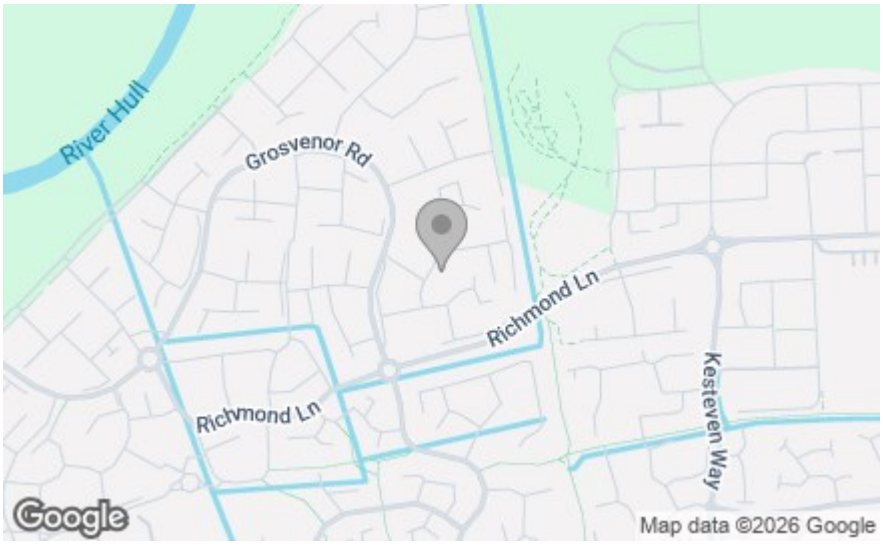
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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412 Cottingham Road, Hull, HU6 8QE
Tel: 01482 444 200
headoffice@symondsandgreenham.com